



- FIVE Bedroom Detached House
- Fantastic Location For Local Schools
- Large Open Plan Kitchen/Diner
- Parking For Six Cars
- Close To Vyners Secondary School

- Large Well Maintained Gardens
- Excellent Transport Links
- Separate Guest Room With En-Suite
- Garage
- EPC Rating D

A FIVE bedroom THREE bathroom detached residence, located on one of Ickenham's most prestigious roads. With heaps of character including; high ceilings, many other period features, large driveway for several cars and manicured front and rear gardens, this substantial property has been extended over the years and is ideal for the growing family.

The property welcomes you in with a large well lit entrance hall which leads onto the first reception room featuring large windows and feature fireplace. Down the hallway, leads you to a large kitchen/diner and second reception room. The spacious kitchen offers a sociable setting, with it's open plan layout onto the dining room and second reception room, ideal for entertaining. Double patio doors lead onto the well maintained rear gardens featuring a generous patio area, large lawn and summerhouse. The ground floor of the property also boasts a separate guest room / office with its own en-suite and views over the garden and internal access to the garage.

On the first floor, the staircase splits. To the right, you have a large double bedroom and a beautifully finished wet room. On the left of the landing; a family bathroom with free standing bath, large double bedroom, another bedroom and the main bedroom.

The property also boasts gas central heating, alarm system and ample parking on the driveway for approximately six cars. The property is also located close to renowned local schools including Vyners Secondary School. Also superbly located for transport links including A40/M40/M25 junctions, tube stations and local shops in Ickenham Village and Uxbridge Town Centre.

Price: Guide Price £1,275,000

Tenure: Freehold

Local Authority: Hillingdon

Council Tax Band: G

Viewings are strictly by appointment only.

Broadband type: Highest available download speed:

Highest available upload speed:

Ultrafast 1800 Mbps 924 Mbps

Mobile Coverage (Indoor):

Provider Voice Data

EE Limited Limited

Three Limited Limited

O2 Likely Likely

Vodafone Likely Likely

*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom at <https://checker.ofcom.org.uk>

Lounge



Diner



Diner



Kitchen



Diner



Kitchen



Reception



Kitchen



Office



Bedroom



Bedroom



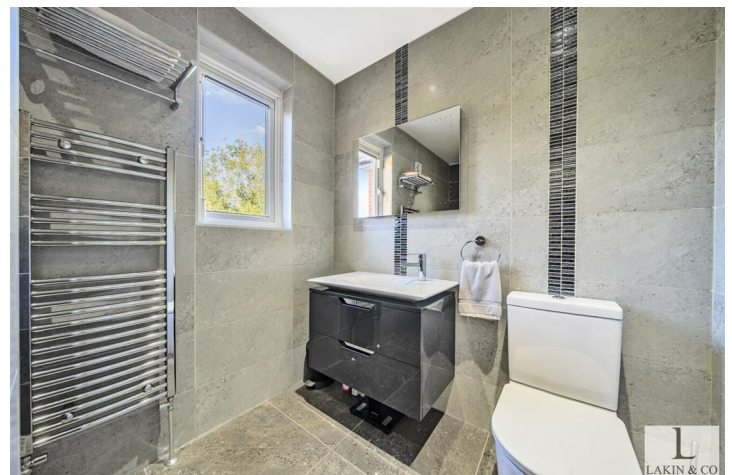
Bedroom



Bedroom



Ensuite



Bedroom



Landing



Bathroom



Garden



Bathroom



Garden



Front Exterior



Rear Exterior



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

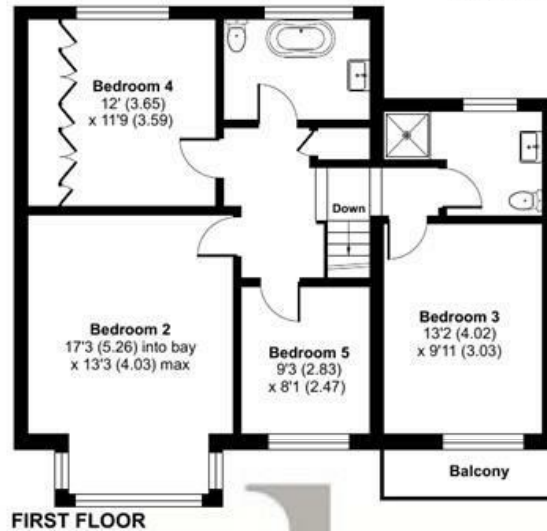
Warren Road, Ickenham, Uxbridge, UB10

Approximate Area = 1672 sq ft / 155.3 sq m

Garage = 357 sq ft / 33.1 sq m

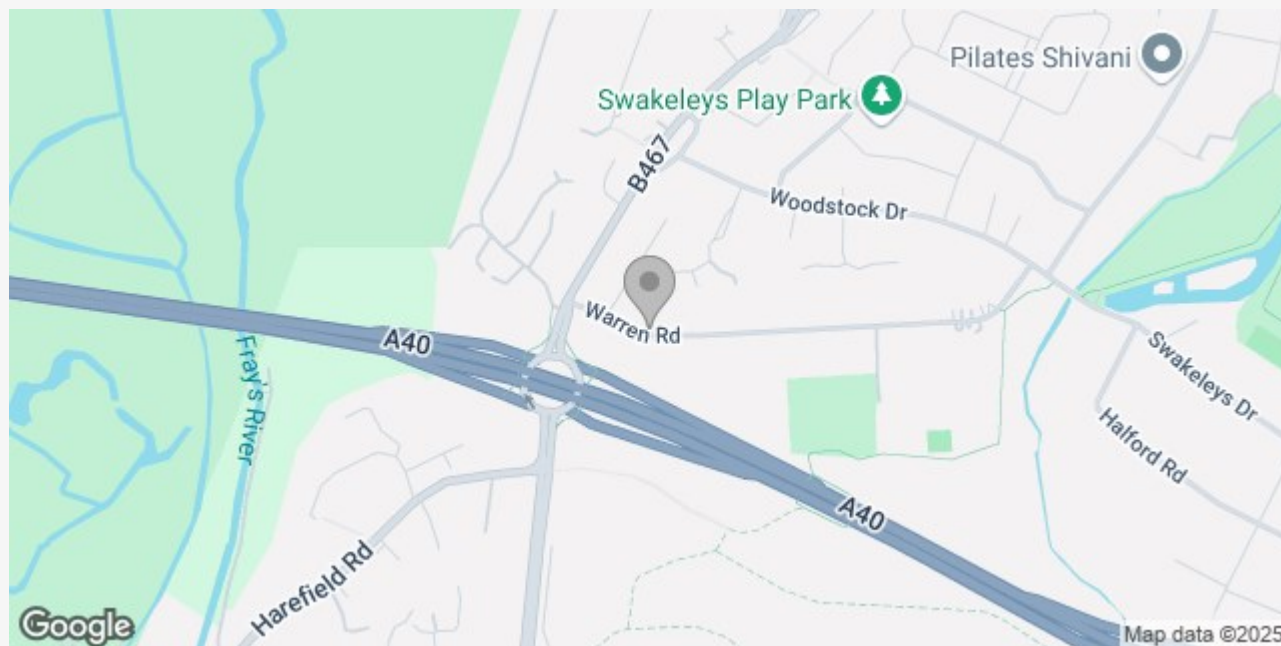
Total = 2029 sq ft / 188.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024.
Produced for Lakin & Co. REF: 1190407

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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